

I. INTRODUCTION

A. PURPOSE OF THE EIR

In compliance with the California Environmental Quality Act (CEQA) and the *CEQA Guidelines*,¹ this Draft Environmental Impact Report (EIR) describes the environmental consequences of the proposed North Main Street Development (NMSD) Project. This EIR is designed to fully inform City of Milpitas decision-makers, other responsible agencies, and the general public of the proposed project and the potential environmental consequences of project approval. The EIR also examines various alternatives to the proposed project and recommends a set of mitigation measures to reduce or avoid potentially significant impacts. The City of Milpitas is the lead agency for environmental review of the proposed project. This EIR will be used by City of Milpitas in their review of the proposed project. It may also be used by other agencies whose discretionary approval may also be required to allow the project to be constructed (see Table III-2 in Chapter III, Project Description).

B. PROPOSED PROJECT

The NMSD Project includes several individual projects within the Milpitas Midtown area, as described below:

- *City of Milpitas Community Library Project.* This project would involve the construction of a new library, and involve the rehabilitation of a historic grammar school building. The library facility would total approximately 60,000 square feet.
- *The Mid-Peninsula Housing Coalition Senior Housing Project.* The Mid-Peninsula Housing Coalition is proposing to construct up to 110 units in a senior housing development. The existing historic DeVries Home would be relocated on-site and incorporated into this development.
- *Santa Clara County Health Center Project.* The County of Santa Clara would develop a 60,000 square foot health care facility. This facility would be a multi-story building, and provide a range of medical services.
- *Proposed Retail, Banquet and Meeting Space.* The project would include the development of approximately 25,000 square feet of retail space and approximately 25,000 square feet of banquet and meeting space incorporated into the parking structures.
- *Parking, Streetscape, and Circulation Improvements.* The City is planning to construct several parking, streetscape, and circulation improvements. Improvements that are evaluated in this EIR include two parking structures with up to 800 parking spaces and energy conservation and production facilities and several streetscape improvements to North Main Street, Winsor Avenue and Carlo Street.

¹ Public Resources Code Section 21000 et seq., hereafter “CEQA”; 14 Cal. Code of Regulations Section 15000 et seq., hereafter “guidelines”.

The NMSD Project site is located in the Midtown area of the City of Milpitas in Santa Clara County, California. Figure I-1 shows the project location and regional vicinity map. The NMSD Project site is generally bound by Weller Lane to the north, the Union Pacific Railroad to the east, Carlo Street to the south, and includes the properties with frontage on North Main Street. North Main Street transects the project site in a north to south direction.

C. EIR SCOPE

The City of Milpitas circulated a Notice of Preparation (NOP) that included a list of potential environmental effects that could result from the proposed project. The NOP was published and distributed to local, regional, and State agencies on July 8, 2004 and subsequently on August 30, 2004.² Comments received by the City on the NOP were taken into account during the preparation of the EIR. The NOP and written comments received in response to the NOP are included in Appendix A.

Additionally, a public meeting regarding the proposed project was held on July 16, 2004. No comments were received at this meeting

This Draft EIR focuses on the areas of concern identified in the NOP and comments received in response to the NOP. The following environmental topics are addressed in this EIR:

- A. Land Use and Planning Policy
- B. Population and Housing
- C. Transportation, Circulation and Parking
- D. Air Quality
- E. Noise
- F. Hydrology and Water Quality
- G. Hazards
- H. Cultural and Paleontological Resources
- I. Aesthetic Resources

D. REPORT ORGANIZATION

This EIR is organized into the following chapters:

- *Chapter I – Introduction:* Discusses the overall EIR purpose; provides a brief summary of the project and summarizes the scope and organization of the EIR.
- *Chapter II – Summary:* Provides a summary of the project and impacts that would result from implementation of the proposed project, and describes mitigation measures recommended to reduce or avoid significant impacts.
- *Chapter III – Project Description:* Provides a description of the project site, project objectives, details of the project itself, and discusses the uses of this EIR.

² An NOP was sent to neighboring property owners and relevant agencies on July 8, 2004. The City realized the NOP had not been sent to the State Clearinghouse and sent it on August 30, 2004.

Figure I-1: Project Location Map

8x11 b&w

- *Chapter IV – Setting, Impact and Mitigation Measures:* Describes the following for each environmental technical topic: existing conditions (setting); potential environmental impacts and their level of significance; and mitigation measures recommended to mitigate identified impacts. Potential adverse impacts are identified by levels of significance, as follows: less-than-significant impact (LTS), significant impact (S), and significant and unavoidable impact (SU). The significance of each impact is categorized before and after implementation of any recommended mitigation measures(s).
- *Chapter V – Alternatives:* Provides an evaluation of three alternatives to the proposed project.
- *Chapter VI – CEQA-Required Assessment Conclusions:* Provides the required analysis of growth-inducing impacts; unavoidable significant effects; cumulative impacts; and effects found not to be significant.
- *Chapter VII – Report Preparation:* Identifies preparers of the EIR, references used, and the persons and organizations contacted.
- *Appendices:* The appendices contain: the NOP and comments on the NOP; Transportation, Circulation and Parking Data; Air Quality Data; and Noise Data.